

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: OCT 30, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

DEC 15 2020

REC'D BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

CITY OF HAMILTON
Building Division

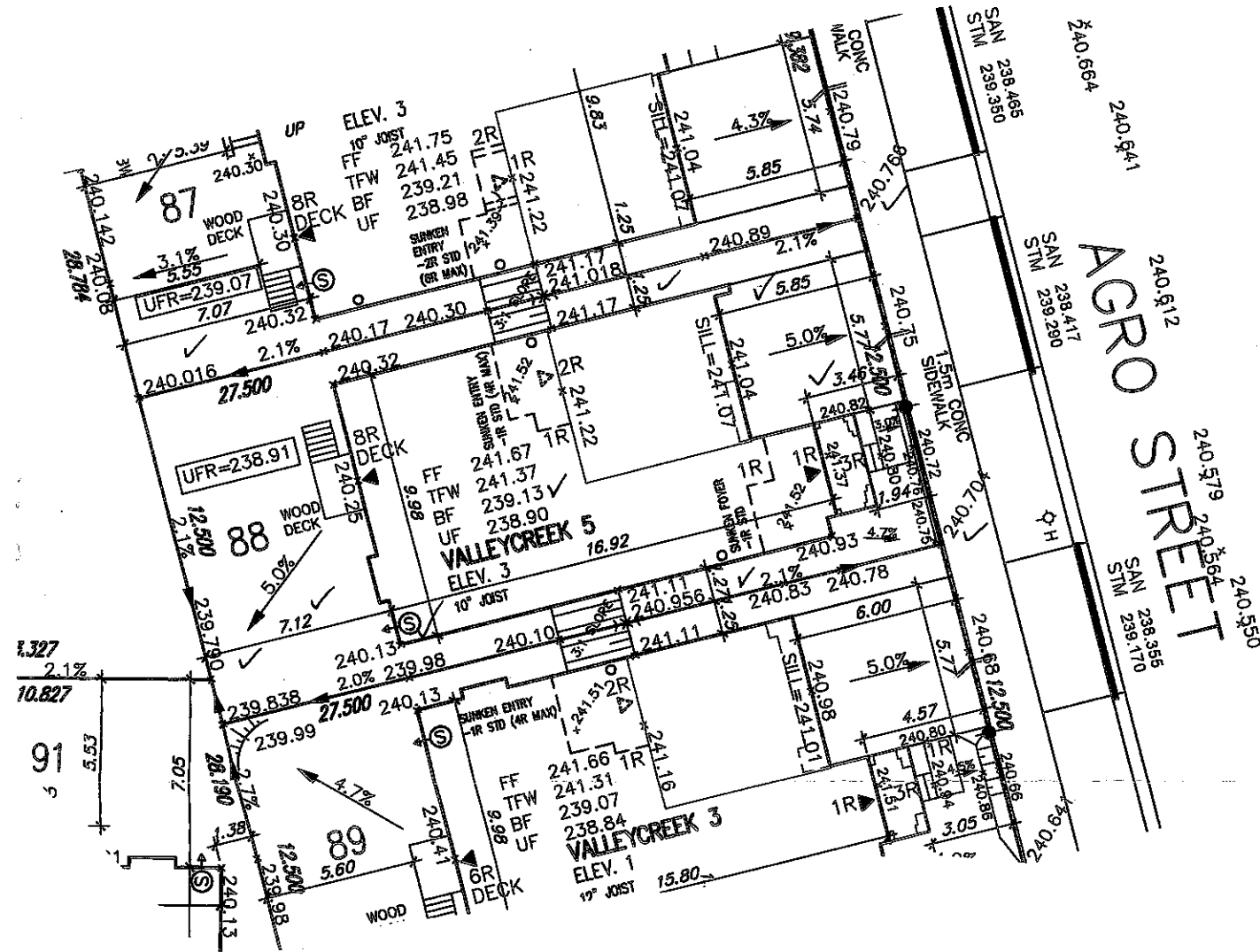
Permit No. 20-196200

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

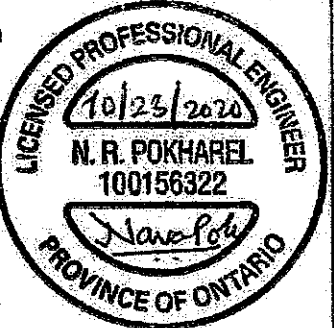
These drawings and/or specifications have been reviewed by

12/19/20
FOR CHIEF BUILDING OFFICIAL DATE



DECK PERMIT
20-197530

THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS THE SEWER LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE MINIMUM GRADES FOR THESE LATERALS CAN BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O.B.C. AND CITY DESIGN CRITERIA. NOTE: THIS CERTIFICATION DOES NOT REPLACE THE BUILDER'S RESPONSIBILITY TO EXPOSE THE SEWER LATERALS AND CONFIRM ELEVATIONS PRIOR TO EXCAVATING FOR THE FOUNDATION. BY USE OF THIS PLAN THE BUILDER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INFORMATION AND GRADES DERIVED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD.



Grading Notes:

It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation wall shall be poured to a minimum of 6" above approved grades.

Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any particular lot.

These drawings are to be read in conjunction with municipal approved site engineering drawings prepared by Metropolitan Consulting Inc.

NOTE: SLUMP PUMP REQUIRED (S) →
SLUMP PUMPS CONNECTED TO STORM SEWER
ARE REQUIRED AS PER THE APPROVED SITE
ENGINEERING DRAWINGS. REFER TO DRAWINGS
PREPARED BY METROPOLITAN CONSULTING INC.
SHEET W14017-N1.

NOTE: REFER TO LANDSCAPE DRAWINGS FOR
ALL FENCING TYPES, HEIGHTS AND LOCATIONS.
CONTRACTOR TO VERIFY PRIOR TO
INSTALLATION.

LOT 88		
LOT No.	LOT WIDTH (M) (± 6.0m)	LOT AREA (M²)
88	12.50	343.75

PROPOSED VALVE	NO. OF RISERS
UP LIGHT POLE	FINISHED FLOOR ELEVATION
WATER SERVICE	FINISHED MAIN LEVEL ELEVATION
DOUBLE STA./SAL. CONNECTION	UNDERSIDE FOOTING ELEVATION
SINGLE STA./SAL. CONNECTION	FIN. BASEMENT FLOOR SLAB
CATCH BASIN	TOP OF FOUNDATION WALL
CABLE TELEVISION PEDISTAL	UNDERSIDE FOOTING AT REAR
BELL PEDISTAL	UNDERSIDE FOOTING AT FRONT
	UNDERSIDE FOOTING AT SIDE
	W.O.D. WALK OUT DECK
	W.O.D. WALK OUT BASEMENT
	REVERSE PLAN

STREET SIGN	PROVIDE 3/4" DIA. CLEAR
MAIL BOX	STONE IN THIS AREA
RETAINING WALL	THIS LOT CONTAINS ENGINEERED FILL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	OR AIR CONDITIONER REQUIRED
ACoustical FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	(DISCHARGE ONTO SPLASHPAD)
HYDRO SERVICE LATERAL	OR SIDE WINDOW LOCATION
HYDRO METER	OR OPT. DOOR LOCATION
GAS METER	OR EXTERIOR DOOR LOCATION
REARWALL (21 SLOPE unless otherwise noted)	REDUCE SIDE YARD

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR PERMIT.	SEP 29/20	GW

The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information:
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42859

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not indicated, builder is to provide at his own expense.
Builder to verify service connection elevations prior to constructing foundations. Drawings NOT to be added to.

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2L 1R4
416.630.2255 / 416.630.4782
va3design.com

Greenpark
project name
RUSSELL GARDENS PHASE 3
municipality
HAMILTON
date
SEPT. 2020
drawn by
GW
checked by
scale
1:250
LOT SITING/GRADING
19014-RG3-SITE-LAYOUTS

lot/block no.
088
registered plan no.
62M-1266
project no.
19014
drawing no.
1